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Doc#, 2419214417 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 7/10/2024 10:56 AM Pg: 1 of 2

Dec ID 20240501614794 ST/Co Stamp 1-084-302-128 ST Tax \$3,250.00 CO Tax \$1,625.00

WARRANTY DEED

Grantor, 139 Ashland Building, LLC, an Illinois limited liability company for and in consideration of Ten (\$10.00) Dollars, and other valuable consideration in hand paid, conveys and warrants to 1590 Sherman LLC, an Illinois limited liability company 1555 Sherman Avenue, PMB 356, Evanston, Illinois 60201, the following described real estate situated in Cook County, Illinois:

LOT 1 IN WANEN'S RESUBDIVISION OF LOT 1 IN ENGEL'S ADDITION TO EVANSTON IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13. FAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 5% FD JULY 12, 1923 AS LR8019138; ALSO LOT 76 IN ARTHUR DUNAS HOWARD AVENUE SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 45 ACRES THEREOF AND EAST OF THE EAST LINE OF THE WEST 6.358 ACRES OF THE EAST 16.358 ACRES OF THE SOUTH 32.056 ACRES OF SAID NORTHEAST 1/4 OF SAID 25, ACCORDING TO THE PLAT OF SAID WANEN'S RESUBDIVISION ACCORDING TO THE PLAT THEREOF FIL 3D ON NOVEMBER 25, 1957 AS LR1770760, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 10-25-223-074-0000

PROPERTY ADDRESS: 139 Ashland Avenue, Evanston, Illinois 60202.

Grantor covenants with Grantee that he has not done or suffered to be done anything whereby the real estate is or may be in any manner encumbered or charged, except as set forth in this deed, and that the Grantor will defend the real estate and warrant title subject to: (i) general real estate taxes not due as of closing (ii) acts of Purchasers and parties acting through Purchasers; (iii) existing leases; and (iv) such easements, covenants and conditions recorded against the Property which do not interfere with the use of the Property as an apartment building.

Dated this 21 st day of June, 2024.

CITY OF EVANSTON

005568

139 Ashland Building, LLC

REAL ESTATE TRANSFER TAX

DATE: PAID JUN 21 2024

AMOUNT: \$ 22,750 Agent: NH

Sharone Lavi, Manager

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State of Illinois)SS County of Cook

The undersigned, a Notary Public in the State of Illinois, does hereby certify that Sharone Lavi, Manager of 139 Ashland Building, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this

day of June, 2024.

Notary Public

CFF.C'AL SEAL ERICA P. LAPIANA NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 10/24/2026

This document prepared by:

3004 Colly Mitchell Mancione 5521 N. Cumberland Avenue, Suite 1120 Chicago, Illinois 60656

Mail future tax bills to:

1590 Sherman LLC 1555 Sherman Avenue, PMB 356 Evanston, Illinois 60601

After recording mail to:

Charles E. Alexander 45 Skokie Boulevard, Suite 400 Nerthorook, Illinois 60062 or Office